4782

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $ 369,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2021.

Notary Public

COMMISSION EXPIRES: _____

SHARON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 727001 DEEDWARR
09/29/2021 02:17:30 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20210929-0131190

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Troy Moore Kelly Moore	Freedom Mortgage Corporation	149-01-0B-074-00
(NAME) 4740 Billingsgate Road	(NAME) 907 Pleasant Valley Avenue Suite 3	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dennis Hoeppner. an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy Moore and Kelly Moore, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Phase III Piccadilly Square, as of record in Plat Book 6250, pages 892 thru 894, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis Hoeppner, unmarried by Deed dated June 18, 2015 from Leticia Rhodes, unmarried, recorded June 23, 2015, in Instrument Number 201506230060047, in the Official Records of Davidson County, Tennessee.

Robert J. Philbin executes this instrument as Attorney in Fact on behalf of Dennis Hoeppner, an unmarried man pursuant to the Power of Attorney recorded in Instrument No. 202109290131189 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4740 Billingsgate Road (House Number) (Street) | (P.O. Address) | Antioch, TN (City or Town) | 37013 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of September, 2021.

Dennis Hoeppner by Robert Philbin, his attorney in fact

Dennis Hoeppner
by Robert J. Philbin, his Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Philbin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Dennis Hoeppner and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 28 day of September, 2021.

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 28 day of September, 2021.

Ernest D. Bennett, III, Affiant 09/28/2021 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 28 day of September, 2021.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023